

026.A

Map

0001

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 491,000 / 491,000

USE VALUE: 491,000 / 491,000

ASSESSed: 491,000 / 491,000

05/17/18

danam

2203

146210

GIS Ref

GIS Ref

Insp Date

05/17/18

!2203!

146210

Prior Id # 1:

146210

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

026.A

0001

0002.0

Map

Block

Lot

PROPERTY LOCATION

| | | |
|----|--------|------------------------|
| No | Alt No | Direction/Street/City |
| 77 | | MARATHON ST, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|------------------|--------|--|----------|---|
| Owner 1: | MATTHEWS VALEH | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 30 RUSSELL PLACE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | N |
| Postal: | 02474 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|--------------------|--------|--|
| Owner 1: | AFSHAR JAMES - | | |
| Owner 2: | MATTHEWS VALEH A - | | |
| Street 1: | 18 RUSSELL PLACE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1973, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|---|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7042 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 102 | 0.000 | 491,000 | | | 491,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 491,000 | | | 491,000 |
| Total Parcel | 0.000 | 491,000 | | | 491,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 449.63 | /Parcel: | 449.6 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 102 | FV | 483,700 | 0 | . | | 483,700 | 483,700 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 430,500 | 0 | . | | 430,500 | 430,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 380,500 | 0 | . | | 380,500 | 380,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 346,700 | 0 | . | | 346,700 | 346,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 346,700 | 0 | . | | 346,700 | 346,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 325,000 | 0 | . | | 325,000 | 325,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 310,100 | 0 | . | | 310,100 | 310,100 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 310,100 | 0 | . | | 310,100 | 310,100 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| AFSHAR JAMES | 50586-60 | | 1/11/2008 | Family | | 1 | No | No | |
| MATTHEWS VALEH | 45572-134 | | 7/8/2005 | Family | | 1 | No | No | |
| AFSHAR JAMES--- | 30029-350 | | 4/9/1999 | | 217,000 | No | No | | |
| | 19034-103 | | 5/1/1988 | | | 1 | No | No | A |

TAX DISTRICT

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
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PAT ACCT.

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
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| AFSHAR JAMES--- | 30029-350 | | 4/9/1999 | | 217,000 | No | No | | |
| | 19034-103 | | 5/1/1988 | | | 1 | No | No | A |

BUILDING PERMITS

| | | | | | | | | |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| | | | | | | | | |
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ACTIVITY INFORMATION

| | | | |
|-----------|----------|-----|---------|
| Date | Result | By | Name |
| 5/17/2018 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

026.A

0001

0002.0

Map

Block

Lot

PROPERTY LOCATION

| | | |
|----|--------|------------------------|
| No | Alt No | Direction/Street/City |
| 77 | | MARATHON ST, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|------------------|--------|--|----------|---|
| Owner 1: | MATTHEWS VALEH | | | | |
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| Owner 3: | | | | | |
| Street 1: | 30 RUSSELL PLACE | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | N |
| Postal: | 02474 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|--------------------|--------|--|
| Owner 1: | AFSHAR JAMES - | | |
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| Street 1: | 18 RUSSELL PLACE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1973, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|---|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7042 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 102 | 0.000 | 491,000 | | | 491,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 491,000 | | | 491,000 |
| Total Parcel | 0.000 | 491,000 | | | 491,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 449.63 | /Parcel: | 449.6 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
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| 2019 | 102 | FV | 430,500 | 0 | . | | 430,500 | 430,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 380,500 | 0 | . | | 380,500 | 380,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 346,700 | 0 | . | | 346,700 | 346,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 346,700 | 0 | . | | 346,700 | 346,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 325,000 | 0 | . | | 325,000 | 325,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 310,100 | 0 | . | | 310,100 | 310,100 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 310,100 | 0 | . | | 310,100 | 310,100 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
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| AFSHAR JAMES--- | 30029-350 | | 4/9/1999 | | 217,000 | No | No | | |
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BUILDING PERMITS

| | | | | | | | | |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
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ACTIVITY INFORMATION

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|-----------|----------|-----|---------|
| Date | Result | By | Name |
| 5/17/2018 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

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0002.0

Map

Block

Lot

PROPERTY LOCATION

| | | |
|----|--------|------------------------|
| No | Alt No | Direction/Street/City |
| 77 | | MARATHON ST, ARLINGTON |

OWNERSHIP

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| Street 1: | 30 RUSSELL PLACE | | | | |
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| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | N |
| Postal: | 02474 | Type: | | | |

PREVIOUS OWNER

| | | | |
|-----------|--------------------|--------|--|
| Owner 1: | AFSHAR JAMES - | | |
| Owner 2: | MATTHEWS VALEH A - | | |
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| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

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| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|---|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7042 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 102 | 0.000 | 491,000 | | | 491,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.000 | 491,000 | | | 491,000 |
| Total Parcel | 0.000 | 491,000 | | | 491,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 449.63 | /Parcel: | 449.6 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 102 | FV | 483,700 | 0 | . | | 483,700 | 483,700 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 430,500 | 0 | . | | 430,500 | 430,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 380,500 | 0 | . | | 380,500 | 380,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 346,700 | 0 | . | | 346,700 | 346,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 346,700 | 0 | . | | 346,700 | 346,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 325,000 | 0 | . | | 325,000 | 325,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 310,100 | 0 | . | | 310,100 | 310,100 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 310,100 | 0 | . | | 310,100 | 310,100 | | 12/13/2012 |

SALES INFORMATION

| | |
|---------|-----------|
| Grantor | Legal Ref |
|---------|-----------|

| | | | |
|---------------|------------------|--------|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | N - NONE | | |

| | | | |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

| | |
|--|-----------------------------|
| | 643-0805,Building Number 1. |
| | |
| | |
| | |
| | |

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1973 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdicth: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | | |
|---------|---------|------|
| Kits: 1 | Rating: | Good |
| A Kits: | Rating: | |
| Frpl: | Rating: | |
| WSFlue: | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 50.00000000 |
| Name: | 84 - 7042 |

RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|--------------|--------|--------------|--------|---|----------|----|----|----|----|----|---|------------|--|
| 1st Res Grid | | Desc: Line 1 | | | | | | | | | | # Units: 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: 5 | | BRs: 2 | | Baths: 1 | | HB | | | | | | |

INTERIOR INFORMATION

| | | | |
|----------------|----------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

DEPRECIATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 16.9% |
| Functional: | | 0% |
| Economic: | | 0% |
| Special: | | 0% |
| Override: | | 0% |
| | Total: | 16.9% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99297005 |
| Adj \$ / SQ: | 395.450 |
| Other Features: | 60500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.20000005 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 590798 |
| Depreciation: | 99845 |
| Depreciated Total: | 490953 |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 5 | 2 | 0 |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 1 | 5 | 2 | |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | Before Depr: | 474.54 | |
| Special Features: | 0 | Val/Su Net: | 449.63 | |
| Final Total: | 491000 | Val/Su SzAd | 449.63 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|--------------|-----------|-----------|--------------|------|
| GLA | Gross Liv Ar | 1,092 | 395.450 | 431,832 | |
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| | | | | | |
| Net Sketched Area: | | 1,092 | Total: | 431,832 | |
| Size Ad | 1092 | Gross Are | 1092 | FinArea | 1092 |

SUB AREA DETAIL

[illegible]

IMAGE

